



CITY OF SALEM PLANNING BOARD

***REVISED NOTICE OF MEETING**

*Correction: The WIOD Zoning Amendment was mistakenly included on the previous agenda. This item was not sent to the Planning Board for a recommendation. The Joint City Council and Planning Board public hearing is still open, and the item was continued to September 30, 2021.

Notice is hereby given that a meeting of the Salem Planning Board will be held on
Thursday, July 22, 2021 at 6:30 p.m.
via remote participation
in accordance with Chapter 20 of the Acts of 2021.

Bill Griset, Chair

Important Announcement:

Every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so on matters not requiring a public hearing, we will post on the City of Salem's website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.

Individuals may participate remotely in the meeting via a remote participation platform called Zoom. Members of the public and/or parties with a right and/or requirement to attend this meeting may access the remote participation meeting through any one of the following ways:

Watching the Public Meeting:

- Go to the website link:
<https://us02web.zoom.us/j/83953258642?pwd=WURleU05NFQrUjJuZTFrVGRIZis5dz09>
or
- Go to the website link www.zoom.us/join and enter **meeting ID # 839 5325 8642**, followed by **meeting password 648423**, if directed to do so on screen, or
- Dial toll-free phone number 877-853-5257. When prompted enter **meeting ID # 839 5325 8642**, followed by **meeting password 648423**, if directed. Those dialing in only will not have access to the direct video feed of the meeting, but can follow along with the project materials available for download at [this link](https://cityofsalem1.sharepoint.com/:f:/s/PlanningBoard/Eiex2VK4lulDiqWrUC8UoCYBv2pwr4dBfkRaaUILXEgnog?e=AKzvGG)
(<https://cityofsalem1.sharepoint.com/:f:/s/PlanningBoard/Eiex2VK4lulDiqWrUC8UoCYBv2pwr4dBfkRaaUILXEgnog?e=AKzvGG>) or
- Watch the meeting live on Salem Access Television Channel 22.

Providing Public Comment During the Meeting:

Know your rights under the Open Meeting Law M.G.L. c. 30A § 18-25 and City Ordinance § 2-2028 through § 2-2033.

Members of the public attending this meeting virtually will be allowed to make comments during the portion of the hearing designated for each agenda item. Members of the public will be asked to use the virtual “Raise Hand” function in Zoom to indicate that they would like to provide comment.

- Dial *9 on your phone’s dial pad to raise your hand if you are using the toll-free phone number.
- Click the “raise hand” button if you are using the Zoom application on your computer or phone.

For each agenda item, the moderator will identify attendees with raised hands by their screenname or the last 3 digits of their telephone number and will then unmute them. The moderator will then request that the attendee unmute their device to provide their full name, address, and comment for the record.

The moderator will go down the list of attendees in the order presented by the Zoom application. The attendee list is ordered so that phone numbers are first, followed by an alphabetical list of the screen names of attendees accessing Zoom through a computer, tablet, or smartphone. Anyone that speaks about an issue unrelated to the agenda items will be immediately muted.

Providing Public Comment Before the Meeting:

Members of the public can alternatively email their comment before the start of the meeting to: planningboardcomments@salem.com

Familiarizing Yourself with Zoom

We encourage members of the public to install and familiarize themselves with Zoom in advance of the meeting

If you plan on providing public comment and are logging into this meeting via the Zoom application, please test your speakers and microphone ahead of time. If we have trouble hearing you when you speak, we will move on to the next person and try to return to you later in the list. If this happens, we recommend that you call the toll-free number to access the meeting and provide your comment.

The zoom meeting will open 15 minutes before the start of the meeting to allow participants to connect and practice with the audio and raise hand functions.

MEETING AGENDA

I. ROLL CALL

II. UPDATES

A. Staff Update on Subdivision Regulations

Description: A brief update on the incorporation of previous revisions made by Planning Board members and next steps for a fall adoption of the regulations.

B. Update on Witch Hill Subdivision

Description: The applicant will attend to provide an update on the existing conditions, clerk of the work inspections, and a timeline for completion of the project.

III. REGULAR AGENDA

A. Location: 4 Franklin Street (Map 26-0407)

Applicant: CAS Salem LLC

Description: A continuance of a public hearing for all persons interested in the application of CAS SALEM LLC for the property located at 4 Franklin Street (Map 26-0407) for a Site Plan Review, Flood Hazard Overlay District Special Permit, and Special Permits associated with the North River Canal Corridor Neighborhood Mixed Use District in accordance with the following sections of the Salem Zoning Ordinance: Section 9.5 Site Plan Review; Section 8.1 Flood Hazard Overlay District; Section 8.4 North River Canal Corridor Neighborhood Mixed Use District. Portions of the site are also in the Entrance Corridor Overlay District. Specifically, the applicant proposes the construction of a business office and ambulance facility with associated employee parking area, utilities, landscaping, and harbor walk path along the North River. The business office and ambulance facility is the first phase of site redevelopment and occurs on the Franklin Street side of the site. The second phase, the plan for which has not been developed, will occur on the North River side of the site.

B. Location: 9 and 11 Franklin Street (Map 26, Lot 375) – Waiver of Frontage

Applicant: 11 Franklin, LLC

Description: A public hearing for all persons interested in the application of 11 FRANKLIN, LLC requesting a waiver of frontage requirements of the Subdivision Control Law for the property located at 9 and 11 Franklin

Street (Map 26, Lot 375). Specifically, the applicant requests the waiver of frontage requirement for the proposed 9 Franklin Street lot, which is being created from the division of 9 and 11 Franklin Street.

- C. Location: 9 and 11 Franklin Street (Map 26, Lot 375) - ANR**
Applicant: 11 Franklin, LLC
Description: Endorsement of a Plan believed not to require approval under the Subdivision Control Law (ANR). Endorsement of the ANR plan is contingent on the approval of the waiver of frontage.
- D. Location: 9 and 11 Franklin Street (Map 26, Lot 375)**
Applicant: 11 Franklin, LLC
Description: A public hearing for all persons interested in the application of 11 FRANKLIN, LLC for the property located at 9 Franklin Street (Map 26, Lot 375) in the B1 and R2 Zoning District for a Site Plan Review and Flood Hazard Overlay District Special Permit in accordance with the following sections of the Salem Zoning Ordinance: Section 9.5 Site Plan Review and Section 8.1 Flood Hazard Overlay District. Specifically, the applicant proposes to construct twelve (12) townhouse style units located in three (3) buildings on the portion of the parcel known as 9 Franklin Street and consisting of approximately 36,450 square feet. The proposed buildings are three (3) stories. Six (6) surface parking spaces and twenty-four (24) garage parking spaces are proposed for a total of thirty (30) spaces. Proposed vehicular access to 9 Franklin Street will be provided through a twenty (20) foot wide drive aisle from the existing westerly curb cut. Proposed pedestrian access will be provided through a sidewalk extending from Franklin Street into the site.

IV. OLD/NEW BUSINESS

- A. *Zoning Amendment Review and Recommendation**
Description: Deliberate and vote on recommendations to the City Council on three separate proposed Zoning Ordinance Amendments regarding:
1. Gender Neutral Language for the City's Zoning Ordinance.
 2. Temporary Moratorium on new construction within buffer zones of a wetland or on a floodplain.

V. ADJOURNMENT

Persons requiring auxiliary aids and services for effective communication such as sign language interpreter, an assistive listening device, or print material in digital format or a reasonable modification in programs, services, policies, or activities, may contact the City of Salem ADA Coordinator as soon as possible and no less than 2 business days before the meeting, program, or event.